

Appraisal Report

DISCLAIMER OF LIABILITY:

The information and data included on Clatsop County servers have been compiled by County staff from a variety of sources, and are subject to change without notice. Clatsop County makes no warranties or representations whatsoever regarding the quality, content, completeness, or adequacy of such information and data. In any situation where the official printed publications of Clatsop County differ from the text contained in this system, the official printed documents take precedence.

<u>Account ID</u>	<u>Property Class</u>	<u>MA</u>	<u>NH</u>	<u>Tax Code</u>	<u>TaxMapKey</u>
20884	600	7	F	0415	808250001500

Owner(s): **Firs Holdings LLC**

Situs Address:

Land Valuation

<u>Site Fragment</u>	<u>Land Use</u>	<u>Land Class</u>	<u>Base Type</u>	<u>Size in Acres</u>	<u>Base Value</u>	<u>Adjustments</u>	<u>Base Land RMV</u>
	Forestland	FB	Acre	62.00	\$76,898	\$0	\$76,898

Land Components

<u>Category</u>	<u>Description</u>
Neighborhood	Rural

RMV Summary (Before Index)

Program Type	Land	RMV before index
	Land Class	
Forestland	FB	\$76,898

Current RMV

Land	
Indexed RMV	Cumulative Index
\$76,898	1.00

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$71,977	\$0	\$71,977	\$39,969	\$0	\$39,969	\$714.33
2024	\$76,898	\$0	\$76,898	\$41,168	\$0	\$41,168	\$764.80

Recent Transactions

Instrument ID	Sales Date	Consideration	Sales Data Code	Multiple Accounts	Account ID	TaxMapKey
202011434	12/17/2020	\$2,176,450	22			
			Yes	Primary	20883	808250001500
				Additional	20889	808250001800
				Additional	20890	808250001800
				Additional	20884	808250001500